

104.0

0006

0008.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

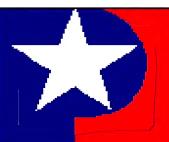
729,100 / 729,100

USE VALUE:

729,100 / 729,100

ASSESSED:

729,100 / 729,100


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
354		RIDGE ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: GELDART DAVID J & BARBARA A/TR	
Owner 2: GELDART FAMILY TRUST	
Owner 3:	

Street 1: 354 RIDGE ST	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: Y

PREVIOUS OWNER	
Owner 1: GELDART DAVID J & BARBARA A/TR -	
Owner 2: GELDART FAMILY TRUST -	

Street 1: 354 RIDGE ST	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry

Postal: 02474	Type:
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NARRATIVE DESCRIPTION	
This parcel contains .155 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1956, having primarily Wood Shingle Exterior and 2297 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Amount	Com. Int

PROPERTY FACTORS	
Item	Code

Description	%	Item	Code	Description
Z R1 SINGLE FA	100	water		

o		Sewer	
n		Electri	

Census:		Exempt	
Flood Haz:			

D		Topo	1	Level
s		Street		

t		Gas:	

LAND SECTION (First 7 lines only)	
Use Code	Description

LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family	6750	Sq. Ft.	Site	0	70.	0.92	4										435,749						435,700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	6750.000	292,900	500	435,700	729,100		67215
							GIS Ref
							GIS Ref
							Insp Date
							10/02/18
							18298!

PREVIOUS ASSESSMENT								Parcel ID	104.0-0006-0008.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	292,900	500	6,750.	435,700	729,100		Year end	12/23/2021
2021	101	FV	282,300	500	6,750.	435,700	718,500		Year End Roll	12/10/2020
2020	101	FV	282,400	500	6,750.	435,800	718,700	718,700	Year End Roll	12/18/2019
2019	101	FV	241,400	0	6,750.	435,800	677,200	677,200	Year End Roll	1/3/2019
2018	101	FV	241,400	0	6,750.	373,500	614,900	614,900	Year End Roll	12/20/2017
2017	101	FV	241,400	0	6,750.	348,600	590,000	590,000	Year End Roll	1/3/2017
2016	101	FV	241,400	0	6,750.	298,800	540,200	540,200	Year End	1/4/2016
2015	101	FV	240,200	0	6,750.	267,700	507,900	507,900	Year End Roll	12/11/2014

SALES INFORMATION										TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes			
GELDART DAVID J	65890-131		8/11/2015				1	No	No				
GELDART DAVID J	65890-131		8/22/2011	Convenience			1	No	No				
	18723-489		11/1/1987			235,000	No	No	Y				

BUILDING PERMITS		ACTIVITY INFORMATION
Date	Number	Result
3/16/2018	279	MEAS&NOTICE
		BS Barbara S
11/19/2010	2318	Meas/Inspect
		189 PATRIOT
		4/7/2000 Inspected
		276 PATRIOT
		11/10/1999 Mailer Sent
		10/25/1999 Measured
		264 PATRIOT
		10/1/1991 PM Peter M

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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EXTERIOR INFORMATION

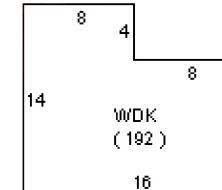
Type:	19 - Ranch	
Sty Ht:	1 - 1 Story	
(Liv) Units:	1	Total: 1
Foundation:	2 - Conc. Block	
Frame:	1 - Wood	
Prime Wall:	1 - Wood Shingle	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	BEIGE	
View / Desir:		

BATH FEATURES

Full Bath:	1	Rating: Good
A Bath:		Rating:
3/4 Bath:	1	Rating: Average
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:		Rating:

COMMENTS

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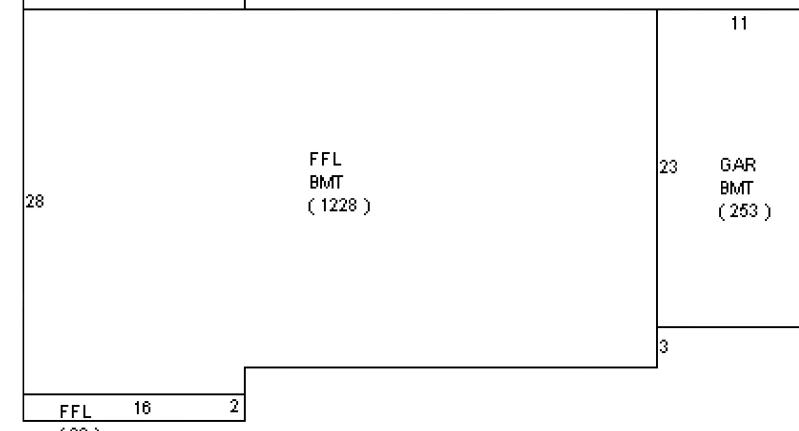
SKETCH

30

11

23 GAR
BMT
(253)

3

**GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1956
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	G12
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	1 - Drywall
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	4 - Carpet
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	
Heat Fuel:	2 - Gas
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

DEPRECIATION

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